

MEMORANDUM

TO: Town Clerk
Park and Recreation Department
Public Works Department

FROM: Jeremy B. Ginsberg, AICP

DATE: March 17, 2022

SUBJECT: Planning & Zoning Commission Meeting—March 22, 2022

The Planning and Zoning Commission will hold a meeting on March 22, 2022 at **7:30 P.M.**, allowing remote access to the public only via GoToMeeting.

Planning & Zoning Commission
Tue, Mar 22, 2022 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

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PLANNING AND ZONING COMMISSION AGENDA

Tuesday, March 22, 2022

7:30 P.M.

via GoToMeeting

PUBLIC HEARING

Proposed Amendments to the Darien Zoning Regulations (COZR #1-2022) put forth by Pemberton 16, LLC. Proposal to add a new Section 597 to the Darien Zoning Regulations to establish an age restriction within the Leroy-West Affordable Housing Overlay (LW) Zone that would require at least one occupant of every occupied dwelling unit to be 55 years of age or older. The full text of the proposed zoning regulation amendment is on file and available in the Town Clerk's office and the Planning and Zoning Office for inspection, and online at darienct.viewpointcloud.com.

Coastal Site Plan Review #99-A, Flood Damage Prevention Application #423, Land Filling & Regrading Application #527, 118 Delafield Island, LLC, 118 Delafield Island Road. Proposal to construct additions to the north side of the existing single-family residence, construct a new replacement pool and patio areas, and to perform related site development activities within regulated areas, including limited regrading of the property. The 1.46+/- acre subject property is located on the south side of Delafield Island Road, approximately 0.35 miles south of its intersection with Raiders Lane, and is shown on Assessor's Map #70 as Lot #38 in the R-1 Residential Zone.

Flood Damage Prevention Application #422, Dariusz Lesniewski, 141 West Avenue. Proposal to raze the existing residence to the foundation and construct a new single-family dwelling, and to perform related site development activities within a regulated area, including removal of a detached garage in close proximity to Stony Brook and installation of stormwater management. The 0.17+/- acre subject property is located on the south/east side of West Avenue, approximately 290 feet north/east of its intersection with Old Parish Road, and is shown on Assessor's Map #39 as Lot #103 and is located in the R-1/3 Zone.

Business Site Plan Application #24-AC / Special Permit, Combine Training, 25 Old King's Highway North, Goodwives Shopping Center. Proposal to establish a Personal Service training gym in the first floor space formerly occupied by Joy Ride. The space is located in Goodwives Shopping Center, located on the south/east side of Old King's Highway North, approximately 150 feet southeast of its intersection with Brookside Road and is shown on Assessor's Map #71 as Lot #19, in the DC Zone.

GENERAL MEETING

Deliberations and possible decisions on the following items:

Amendments to Business Site Plan Application #295, Special Permit Application #294, Land Filling and Regrading Application #401, Noroton Heights Shopping Center, Inc., 346 Heights Road. Proposal to amend the applicant's previous proposal to demolish the existing buildings on the site and construct two new mixed-use buildings, including the construction of an above ground parking structure; reconfigure the parking and internal traffic circulation; create new/modified internal public plaza spaces; and perform related site development activities. *DECISION DEADLINE: 3/22/2022.*

Special Permit Application #170-C/Site Plan, Noroton Heights Shopping Center, Inc., Goddard School, 346 Heights Road. Proposal to establish a new 11,276+/- square foot Child Care Center within the new Noroton Heights Shopping Center project to be constructed at 346 Heights Road. The 4.017+/- acre subject property is located at the northeast corner formed by the intersection of Heights Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #75 as Lots #22, #23, and #24 in the Noroton Heights Business (NH) Zone. *DECISION DEADLINE: 3/22/2022.*

Coastal Site Plan Review #365, Flood Damage Prevention Application #418, Land Filling & Regrading Application #519, Gilbert & Anne Holmes, 12 Pratt Island. Proposal to construct an addition to the south side of the existing patio, and to perform related site development activities within regulated areas. *DECISION DEADLINE: 3/22/2022.*

Land Filling & Regrading Application #521, Mario Lombardi, 72 Old King's Highway South. Proposal to construct a series of stepped stone retaining walls with associated landscaping on the north and west sides of the property; and to perform related site development activities. *DECISION DEADLINE: 3/30/2022.*

Deliberations ONLY on the following items (TIME PERMITTING)

Proposed Amendments to the Darien Zoning Map (COZM #3-2021), Business Site Plan application #244-A, Special Permit Application #262-A, Guidepost A, LLC, 76 Tokeneke Road. Proposal to rezone the 76 Tokeneke Road property from Designed Commercial (DC) to Designed Office (DO). Proposal to establish a Montessori based school to be licensed as a Child Care Center in the space formerly occupied by Trorient; reconfigure the parking and internal traffic circulation; create new fenced playground areas; and to perform related site development activities. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Subdivision Application #617-B, Land Filling & Regrading Application #439-A, 175 Brookside, LLC, 175 Brookside Road. Proposal to raze the existing single-family dwelling and other accessory structures on the subject 4.53+/- acre lot and to subdivide the property into two (2) building lots, respectively 2.0+/- acres and 2.53+/- acres in size. Proposal to regrade the property to accommodate the construction to two (2) conceptual single family dwellings, associated pools and hardscape areas. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Coastal Site Plan Review #367, Flood Damage Prevention Application #420, Land Filling & Regrading Application #526, Justin Patterson, 11 Searles Road. Proposal to construct a 4,413+/- square foot addition to the north side of the existing single-family residence, construction of realigned driveways and a pool and patio areas, and to perform related site development activities within regulated areas, including regrading of the property and installation of stormwater management and a new septic system. *HEARING CLOSED: 3/8/2022. DECISION DEADLINE: 5/12/2022.*

Chairman's Report

Director's Report

Any Other Business (Requires two-thirds vote of Commission)

Next upcoming Meetings—April 5 and April 19, 2022

ADJOURN.